



Fenton Road, TS25 2LQ
3 Bed - House
£169,950

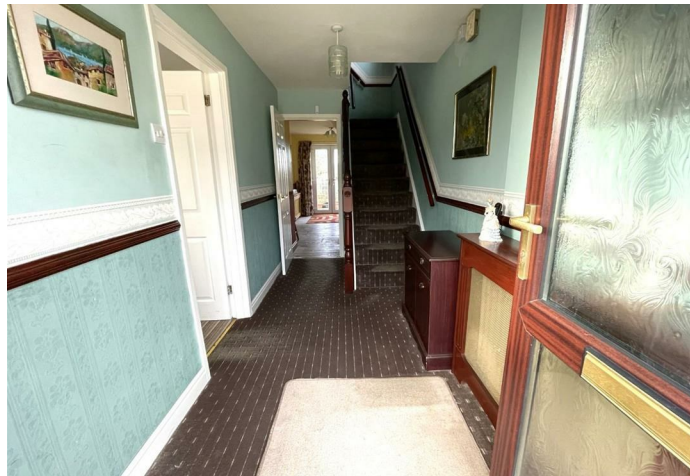
EPC Rating: D
Tenure: Freehold
Council Tax Band: C



**SMITH &
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ESTATE AGENTS

Fenton Road Hartlepool TS25 2LQ

*** NO CHAIN INVOLVED *** VACANT POSSESSION ASSURED *** A three bedroom semi-detached property on Fenton Road in a popular part of the Fens Estate with a beautiful open outlook to the rear. The home offers extended and altered accommodation ideal for a variety of buyers including first time buyers and families with an internal viewing recommended to appreciate the homes potential. Originally built to the popular Grange style with the addition of a hall, garage and kitchen extension behind. The accommodation features gas central heating and uPVC double glazing whilst in brief the layout comprises: extended entrance hall with stairs to the first floor and access to family lounge with feature fire surround, gas fire and access through to the dining room, the kitchen has been moved behind the garage with the room now offering a variety of using and including the recent addition of a ground floor WC. The kitchen is fitted with units to base and wall level with a range of built in appliances included. To the first floor are three bedrooms and the family bathroom with separate WC. Externally is a low maintenance front garden with a driveway providing useful off street parking whilst leading to the garage. The enclosed rear garden is part lawned with patio area, backing onto open fields at the rear and offering a good degree of privacy. VIEWING RECOMMENDED.









GROUND FLOOR

EXTENDED ENTRANCE HALL

13'9 x 6'0 (4.19m x 1.83m)

A spacious entrance hall accessed via uPVC double glazed entrance door with uPVC double glazed side screens, spindle stairs to the first floor with newel post, uPVC double glazed window to the side aspect, dado rail. radiator with cover included.

FRONT LOUNGE

15'9 x 11'7 narrowing to 10'2 (4.80m x 3.53m narrowing to 3.10m)

uPVC double glazed bow window to the front aspect, feature fire surround with marble style back and base, inset gas fire, dado rail, coving to ceiling, single radiator, double doors into the dining room.

DINING ROOM

10'2 x 8'9 (3.10m x 2.67m)

uPVC double glazed window to the rear aspect, dado rail, coving to ceiling, double radiator.

ORIGINAL KITCHEN / BREAKFAST ROOM

14'6 x 8'00 narrowing to 4'6 (4.42m x 2.44m narrowing to 1.37m)

Offering a variety of use with uPVC double glazed French doors to the rear garden, built in storage cupboard, radiator with cover included, access to:

GROUND FLOOR WC

Fitted with a low level WC in white with an inset basin.

KITCHEN EXTENSION

12'5 x 7'1 (3.78m x 2.16m)

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built in electric oven with separate four ring gas hob and canopy housing extractor over, tiled splashback, integrated fridge/freezer, washing machine, four draw base unit, uPVC double glazed window to the rear aspect.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, dado rail, hatch to loft space.

BEDROOM ONE

13'2 x 11'5 (4.01m x 3.48m)

A good size master bedroom with large uPVC double glazed window to the front aspect, built in storage cupboard, ceiling fan, double radiator.

BEDROOM TWO

11'5 x 9'4 (3.48m x 2.84m)

Built in wardrobes with sliding doors, hanging rails and shelving, uPVC double glazed window to the rear aspect, single radiator.

BEDROOM THREE

9'4 x 7'00 (2.84m x 2.13m)

uPVC double glazed window to the front aspect, laminate flooring, built in single bed, single radiator.

BATHROOM

6'9 x 5'4 (2.06m x 1.63m)

Fitted with a two piece white suite and chrome fittings comprising: panelled bath with chrome dual taps and shower over, folding shower screen, pedestal wash hand basin with chrome dual taps, panelling to walls, uPVC double glazed window to the rear aspect. single radiator.

SEPARATE WC

Fitted with a low level WC in white, matching panelling to walls, uPVC double glazed window to the side aspect.

EXTERNALLY

The property features a low maintenance front with a concrete imprint driveway providing useful off street parking whilst leading to the garage. The enclosed rear garden is a good size backing onto open fields at the rear with a pleasant outlook. The rear garden features lawn and patio areas with fenced boundaries, green house and storage shed included.

GARAGE

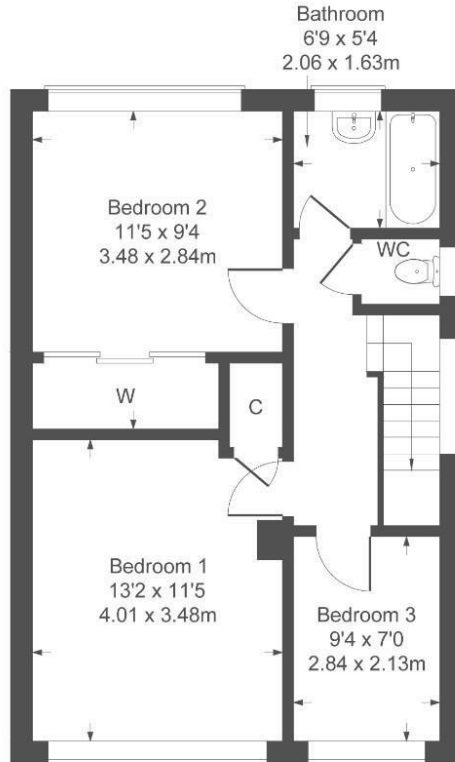
Accessed via roller door to the front, gas central heating boiler, light and power points.

56 Fenton Road

Approximate Gross Internal Area
1253 sq ft - 116 sq m



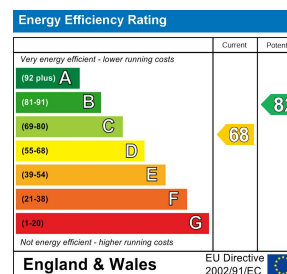
GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.



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